



GAIL FARBER, Director

# COUNTY OF LOS ANGELES

## DEPARTMENT OF PUBLIC WORKS

*"To Enrich Lives Through Effective and Caring Service"*

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August 27, 2013

IN REPLY PLEASE  
REFER TO FILE: PJ-0

TO: Each Supervisor

FROM: Gail Farber *Gail Farber*  
Director of Public Works

### MARTIN LUTHER KING, JR. MEDICAL CENTER INPATIENT TOWER PROJECT STATUS REPORT

Following is an update on the construction of the Martin Luther King, Jr. Medical Center Inpatient Tower project for the week ending August 23, 2013.

#### Current Status

The project is on schedule to achieve substantial completion by October 31, 2013. The critical path for completion continues to be on the Inpatient Tower, specifically the basement and 1st and 2nd Floors. The most critical sequence includes finishing construction to a point that fire and life safety systems, heating, ventilation, and air conditioning can be tested and commissioned. Construction activities continue to progress through the building from the top working down. The sequence of completing finish work, testing of systems, and punch list corrections is underway across the various floors. Testing and commissioning Central Plant elements, which support the Inpatient Tower, are also underway.

#### Critical Path Activities – August 23 – September 5, 2013

- Central Plant 2 – Perform functional testing of the boilers.
- Central Plant 4 – Conduct test of automatic transfer switch with electrical engineer.
- Inpatient Tower Basement – Complete fire alarm installation. Begin installation of Fluoroscopy imaging equipment.
- Inpatient Tower Level 1 – Complete fire alarm installation. Complete installation of casework. Continue installation of storefront system at emergency department security vestibule. Install ceiling tiles in north intensive care unit.

- Inpatient Tower Level 2 – Start ceiling closure inspections throughout floor. Continue installation of central sterile equipment. Install lights in the operating room ceilings and begin installation of surgical booms. Start air test and balance.
- Inpatient Tower Level 3 – Continue punch list repairs.
- Inpatient Tower Level 4 – Complete ceiling repairs and obtain overhead approvals to install ceiling tiles at core and corridor areas. Complete air test and balance. Begin punch list review.
- Inpatient Tower Level 5 – Complete ceiling repairs and obtain overhead approvals to install ceiling tiles at patient rooms and corridors. Complete air test and balance.
- Inpatient Tower – Begin testing of fire alarm system with the inspector of record.
- Inpatient Tower Levels 3 through 5 – Begin prefunctional test of nurse call system.
- Ancillary Building – Install main fire alarm graphics annunciator panel. Complete installation of terrazzo flooring. Start installation of kitchen equipment.

### **Significant Progress – August 9 – 22, 2013**

- Central Plant 2 – Commissioning of the boilers continued, and the manufacture's start-up activity was completed. Completed testing of ancillary equipment.
- Inpatient Tower Basement – Terminated wiring at fire alarm panel. Remaining fire alarm device installation and pretesting is ongoing. Installation of Fluoroscopy imaging equipment has been rescheduled for early September.
- Inpatient Tower Level 1 – Terrazzo flooring installed at waiting area. Casework installation in progress. Pulled fire alarm wiring in the intensive care units. Ceiling grid installed in north intensive care unit. Installation of storefront system at emergency department security vestibule in progress.
- Inpatient Tower Level 2 – Ceiling repairs throughout floor in progress. Continued installation and utility connections of central sterile equipment. Operating room ceilings completed, approvals were obtained, and installation of lights commenced. Corrections of fire alarm devices were made.
- Inpatient Tower Level 3 – Overhead ceiling approvals and ceiling tile installations at core area completed, with some exceptions.
- Inpatient Tower Level 4 – Completed ceiling repairs and obtained overhead approvals of patient rooms. Overhead corrections continue at core and corridor areas. Continued air test and balance.
- Inpatient Tower Level 5 – Began air test and balance.
- Inpatient Tower Levels 3 through 5 – Testing of fire alarm and smoke/fire damper integration completed successfully.



- Main Lobby and Admitting Building – Terrazzo flooring was placed. Wood panel ceiling installation has commenced.
- Ancillary Building – Installation of terrazzo flooring nearing completion. Completed heating hot water system flush and balance.

### Staffing

The contractor is continuing to maintain a significant number of construction workers in the field (see below). Despite this, additional overtime work may be required to close in ceilings and complete fire alarms. Public Works is closely monitoring this.

<b>Mon. 8/12/13</b>	<b>Tues. 8/13/13</b>	<b>Wed. 8/14/13</b>	<b>Thurs. 8/15/13</b>	<b>Fri. 8/16/13</b>	<b>Sat. 8/17/13</b>
320 (25 overtime)	311 (32 overtime)	306 (17 overtime)	313 (14 overtime)	311 (8 overtime)	83 (overtime)
<b>Mon. 8/19/13</b>	<b>Tues. 8/20/13</b>	<b>Wed. 8/21/13</b>	<b>Thurs. 8/22/13</b>	<b>Fri. 8/23/13</b>	<b>Sat. 8/24/13</b>
312 (5 overtime)	303 (7 overtime)	312 (14 overtime)	316 (13 overtime)	307 (16 overtime)	93 (overtime)

### Other Activities

- Fire alarm testing on all floors of the Inpatient Tower by the Office of Statewide Health Planning and Development's inspector scheduled to begin September 17, 2013, following completion of testing by the County's inspector of record.
- Public Works is coordinating with MLK-LA to obtain their concurrence on what will be the state of construction on the 2nd Floor Women's Center when it is transitioned to them for their remodel project.

### Civic Art

- The artist designed courtyard adjacent to the Inpatient Tower will begin installation in late September. The sculpture for the entry drop-off circle is being fabricated and is scheduled for delivery in late October. A more detailed update on Civic Art projects is available from the Arts Commission.

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## Critical Events

- August 26, 2013 – Public Works' executive oversight meeting with Hensel Phelps held to coordinate project progress and ensure timely resolution of remaining change order issues.

We will continue to provide you with regular updates on the progress of construction. If you have any questions, please contact me or your staff may contact Jacob Williams at (626) 458-4014.

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cc: Arts Commission (Erin Harkey)  
Chief Executive Office (William T Fujioka, Santos Kreimann, Rita Robinson, Jan Takata)  
County Counsel (John Krattli, Robert Cartwright)  
Executive Office